

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>02-308</u>	<u>TSR PROPERTIES, INC.</u>
<u>03-111</u>	<u>HUGO D. BOSCH</u>
<u>03-288</u>	<u>NELSON AVILA</u>
<u>03-321</u>	<u>MARTA JARQUIN</u>
<u>03-345</u>	<u>VLVH ENTERPRISES, INC.</u>
<u>04-027</u>	<u>JOHN & DORIS M^C GREW</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 6/22/04 TO THIS DATE:

HEARING NO. 03-12-CZ10-5 (03-111)

16-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: HUGO D. BOSCH

- (1) RU-2 to RU-5
- (2) Applicant is requesting to permit a lot with a frontage of 50' and an area of 4,320 sq. ft. (100' frontage and 10,000 sq. ft. of area required).
- (3) Applicant is requesting to permit a structure setback 5' from the interior side (south) property line (15' required).
- (4) Applicant is requesting to permit a landscaped strip varying from 2'8" to 5' wide (5' landscaped strip required between dissimilar land use).
- (5) Applicant is requesting to permit parking within 25' of a right-of-way (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 through #5 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Office Building-Hugo Bosch," as prepared by The Florida Home Improvement Corp., dated 11/20/03 and signed and sealed 2/13/04 and consisting of 4 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 79, BIRD ROAD HIGHLANDS, Plat book 20, Page 31.

LOCATION: 3310 S.W. 87 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 86' x 50'

RU-2 (Two Family Residential)

RU-5 (Semi-professional Offices & Apartments)

HEARING NO. 04-7-CZ10-1 (02-308)

13-54-30
Council Area 10
Comm. Dist. 6

APPLICANT: TSR PROPERTIES, INC.

(1) RU-1 to RU-5A

(2) The applicant is requesting to permit a lot area of 8,500 sq. ft. (10,000 sq. ft. required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: Lots 15 & 16, Block 32, less the south 20' for right-of-Way, CENTRAL MIAMI, PART TWO, Plat book 10, Page 66.

LOCATION: 6321 S.W. 40 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 85' x 100'

RU-1 (Single Family Residential)

RU-5A (Semi-professional Offices)

HEARING NO. 04-7-CZ10-2 (03-288)

16-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: NELSON AVILA

- (1) Applicant is requesting to permit a lot coverage of 49% (35% maximum permitted).
- (2) Applicant is requesting to permit a single family residence setback of 15' (25' required) from the rear (south) property line.
- (3) Applicant is requesting to permit a single family residence setback 6.5' (7.5' required) from the interior side (east) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Amnesty Addition, Fence & Terrace Legalization for Mr. Nelson Avila," as prepared by JPJ, dated 5/25/03 and consisting of 1 sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 8, Block 10, CORAL GARDENS, Plat book 68, Page 16.

LOCATION: 9420 S.W. 30 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 100' x 75'

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: MARTA JARQUIN

- (1) Applicant is requesting to permit an addition to a single family residence setback varying from 12' to 13.4' (25' required) from the rear (south) property line.
- (2) Applicant is requesting to permit the residence setback varying from 4.65' to 4.75' (5' required) from the interior side (east) property line.
- (3) Applicant is requesting a lot coverage of 38.2% (35% permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed New Variance to Existing Residence for Mr. & Mrs. Marta D. Jarquin," as prepared by Armando Santamaria, P. E., consisting of 1 sheet and dated, signed and sealed 6/3/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 363, BIRD ROAD HIGHLANDS, Plat book 20, Page 31.

LOCATION: 8840 S.W. 32 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 105'

PRESENT ZONING: RU-2 (Two Family Residential)

HEARING NO. 04-7-CZ10-4 (03-345)

15-54-39
Council Area 10
Comm. Dist. 11

APPLICANT: VLVH ENTERPRISES, INC.

AU to RU-1

SUBJECT PROPERTY: The east 264.6' of the west 923.8' of the south 164.96' of Tract 18, and the east 264.6' of the west 923.8' of the north 66' of Tract 19, J. G. HEAD'S FARMS in Section 15, Township 54 South, Range 39 East, less the south 25' thereof, Plat book 46, Page 44, TOGETHER WITH: That portion of tract in the plat of J. G. HEAD'S FARMS, Plat book 46, Page 44, and more particularly described as follows:

The east 265.6' of the west 659.2' of the south 164.96' of Tract 18, and the east 264' of the west 659.2' of the north 66' of Tract 19, lying in Section 15, Township 54 South, Range 39 East, J. G. HEAD'S FARMS, reserving the south 25' for road purposes, TOGETHER WITH: All of that portion of the south 164.96' of the Tract 18 and all that portion of the north 66' of Tract 19, lying in Section 15, Township 54 South, Range 39 East, as shown in the plat of J. G. HEAD'S FARMS, Plat book 46, Page 44, less the west 923.8' thereof, reserving the south 25' and the east 35' thereof, for road purposes.

LOCATION: Lying west of S.W. 142 Avenue & approximately 300' north of S.W. 33 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.6 Acres

AU (Agricultural – Residential)
RU-1 (Single Family Residential)

APPLICANTS: JOHN & DORIS M^C GREW

- (1) Applicant is requesting to permit an addition to a single family residence setback 13.09' from the rear (south) property line (25' required).
- (2) Applicant is requesting to permit the single family residence setback varying from 13.43' to 14.05' from the side street (east) property line (15' required).
- (3) Applicant is requesting to permit a chickee hut spaced 5.5' from the principal structure (10' required).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311 (A) (4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Addition for John & Doris M^CGrew," as prepared by John C. M^CGrew & Assoc., consisting of three pages and dated Feb. 1, 2004. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east ½ of Lots 5 & 6, Block 13, CORAL VILLAS REV., Plat book 8, Page 27.

LOCATION: 6500 S.W. 28 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 100'

PRESENT ZONING: RU-1 (Single Family Residential)